

# Residential Districts Development Review

## Quick Reference Guide

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COMMUNITY  
DEVELOPMENT

See Bend Development Code (BDC) [2.1 Residential Districts](#) at [www.bendoregon.gov/citycode](http://www.bendoregon.gov/citycode) for detailed requirements.

### Applicability

This guide applies to residential development within Residential Districts.

### Special Districts

Properties that contain additional standards shall comply with those standards, as they may supersede the requirements described in [BDC 2.1](#). Special Districts include, but are not limited to, the following (most of which can be found under [BDC 2.7](#)):

- Historical District or individually listed historic properties (See [Bend Code \(BC\) 10.20](#))
- Bend Central District
- Lava Ridge and Murphy Crossing Refinement Plan Areas
- Waterway Overlay Zone/Flood Plain/Upland/River Areas of Special Interest
- Northwest Crossing, Juniper Ridge, Medical District, and Manufactured Home Park Redevelopment Overlay Zones
- Farmington Reserve, Stone Creek, and Wildflower Planned Developments

### Permitted and Conditional Uses

[BDC 2.1.200](#)

See [BDC 2.1.200](#) for a full list of Permitted and Conditional Uses within each Zoning District. Some common residential uses include the following:

- Single Family Dwellings
- Accessory Dwelling Units
- Accessory Structures
- Duplexes/Triplexes
- Townhomes
- Additions

### Building Setbacks

[BDC 2.1.300](#)

**Setback** is the minimum horizontal distance from a line of reference (i.e., property line) to the nearest vertical wall or other element of a building or structure. Where a public access easement abuts the street in lieu of right-of-way, the interior easement line shall become an assumed property boundary for the purposes of setbacks.

#### Special Setbacks

Where a property abuts right-of-way, a Special Setback shall apply. The required standard front setback shall be measured from the special setback line rather than the front property line, if the front property line is closer to the street centerline than listed in the table below. See [BDC 3.4.200.J](#).

Street Classification	Special Setback from Centerline of Street
Local	30 feet
Collector	40 feet
Arterial	50 feet

## Typical Residential District Setbacks

Zone	Front Setback	Rear Setback	Side Setback
UAR and SR 2 1/2	20 ft;  EXCEPT on corner lots, one front yard setback can be 10 feet provided that the garage is set back 20 feet; and,	20 ft.	10 ft.
RL	EXCEPT an uncovered deck or unenclosed, covered porch with a maximum floor height of 18 inches may be set back 10 ft.	20 ft;  EXCEPT on corner lots, the rear yard setback can be 10 ft.	
RS	10 ft;  EXCEPT garages shall be setback 20 ft; and	5 ft.	5 ft;  EXCEPT courtyard housing side yard can be 3 ft. per <a href="#">BDC 3.6.200</a>
RM-10, RM, and RH	EXCEPT an uncovered deck or unenclosed, covered porch not exceeding 18 inches in height may be set back six feet; and,  EXCEPT side-loaded garages where the side wall of the garage faces the street, the front setback for the garage side wall may be 10 ft. The garage must have at least two windows in the side wall facing the street that are a minimum of 2' x 3' each.	5 ft;  AND when abutting the RS Zone or existing single-family housing the rear yard shall increase 0.5 ft. for each foot by which the building height exceeds 20 ft.	5 ft;  AND when abutting the RS Zone or existing single-family housing the sum of the side yard shall increase 0.5 ft. for each foot by which the building height exceeds 20 ft.

### Other Setback Requirements

- When an alley is less than 20 ft. wide, the setback abutting the alley must be increased to provide 24 ft. of backing and maneuvering distance from garages, carports and/or parking areas.
- Eaves and other architectural features may not encroach more than 2 ft. into setbacks.
- Rear yard setbacks on triangle lots are determined by drawing a line between the two side yards that measures 10 feet, and measuring the rear yard setback perpendicular to that line.
- Clear vision areas are required at driveways, intersections, and railroads. See [BDC 3.1.500](#).
- Solar setbacks may be required for RS and RM zoned lots 5,000 sq. ft. or greater with a minimum north-south lot dimension of 80 ft. See [BDC 3.5.400](#).

### Floor Area Ratio (FAR)

[BDC 2.1.400](#)

**Floor area ratio (FAR)** means a measurement of building density calculated by dividing the gross enclosed floor area of a building by the land area of the development.

### Applicability

- All new single-family residential construction including building additions on lots 6,000 sq. ft. or less in size located in a subdivision platted prior to December 1998;
- Existing homes on lots subject to a partition or lot line adjustment that will result in a lot size of 6,000 sq. ft. or less;
- The perimeter lots of all new single-family residential subdivisions that are 6,000 sq. ft. or less in size and are adjacent to a subdivision platted prior to December 1998 where the adjoining lot development has a 0.5 FAR or less; and
- Lots containing a single family dwelling (SFD) and Accessory Dwelling Unit (ADU), regardless of size or subdivision.

**Maximum FAR** - Review [BDC 3.6.200.B](#) for guidance on calculating FAR.

Single Family Dwelling (SFD) 0.60 (60%)

SFD or Single-Family Townhome with an ADU 0.60 (60%)

## Lot Area and Dimensions

[BDC 2.1.500](#)

Residential Use	Zone	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
Single-Family Detached Housing; Manufactured Homes on Lots; Residential Care Homes and Facilities	RL	10,000	100 avg. / 50 at frontage / 30 at cul-de-sac frontage **	100***
	RS	4,000	40 at front property line **	50***
	RM-10	4,000	40 at front property line **	50***
	RM	2,500	30**	50***
	RH	NA	NA	NA
Two- and Three-Family Housing (duplex/triplex)	UAR	NA	NA	NA
	RL	20,000	100 avg.	100
	RS	Duplex 6,000 / Triplex 9,000	40 at front property line**	50
	RM-10	Duplex 6,000 / Triplex 9,000	40 at front property line**	50
	RM	None	30	50
	RH	None	30	50
Single-Family Attached Housing (townhomes)	UAR	NA	NA	NA
	RL*, RS, RM-10	2,000 ea unit	20 at front property line for interior lots, 25 for exterior lots**	50
	RM	1,600 ea unit	20 at front property line for interior lots, 25 for exterior lots**	50
	RH	1,200 ea unit	20 at front property line for interior lots, 25 for exterior lots**	50
Multifamily Housing (more than 3 units)	UAR	NA	NA	NA
	RL*, RS*, RM-10	4,000 ea unit	30 at front property line	50
	RM, RH	None	30 at front property line	50

\* When permitted as part of a master plan subject to [BDC 4.5](#).

\*\*Except for flag lots and lots served by private lanes. See [BDC 4.3.700](#).

\*\*\*Except in conformance with [BDC 4.3.700](#).

## Residential Density

[BDC 2.1.600](#)

Residential Zone	Density Range
Urban Area Reserve (UAR10)	1 unit/10 gross acres
Low Density Residential (RL)	1.1 – 4.0 units/gross acre
Standard Density Residential (RS)	4.0 – 7.3 units/gross acre
Medium Density Residential (RM-10)	6.0 – 10.0 units/gross acre
Medium Density Residential (RM)	7.3 – 21.7 units/gross acre
High Density Residential (RH)	21.7 – 43 units/gross acre

For purposes of calculating minimum density, fractional units are rounded up to the next whole unit. For purposes of calculating maximum density, fractional units are rounded down to the next whole unit. Where no new streets will be created, the area of up to 30 feet of the abutting right-of-way width multiplied by the site frontage shall be added to the area subject to maximum housing density.

## Lot Coverage

[BDC 2.1.700](#)

**Lot coverage** is defined as all areas of a lot or parcel covered by buildings (as defined by foundation perimeters) and other structures with surfaces greater than 18 inches above the finished grade, excluding unenclosed covered porches and uncovered decks up to five percent of the total lot area.

Residential Zone	Maximum Lot Coverage
Low Density Residential (RL)	35%
Standard Density Residential (RS)	50% for lots or parcels with single-story dwelling unity(s) and single-story accessory structures
	45% for all other lots or parcels
Medium Density Residential (RM)	50% for lots or parcels with single-story dwelling unity(s) and single-story accessory structures
	45% for all other lots or parcels
	RM Exception. 60% for all lots or parcels with attached single-family townhomes
High Density Residential (RH)	None

## Building Height

[BDC 2.1.800](#)

**Building Height** is measured as the average maximum vertical height of a building or structure measured at a minimum of three points from finished grade along each building elevation. Architectural elements that do not add floor area to a building or structure are not considered part of the height of a building or structure.

Residential Zone	Building Height
UAR, RL, RS, RM-10, and RM	30 feet
RM on lots created after December 1998	35 feet
RH	45

## Architectural Design Standards

[BDC 2.1.900](#)

See [BDC 2.1.900](#) for Architectural Design Standards related to all permitted uses in Residential Districts except Duplexes, Triplexes, Single-Family Dwellings, and ADUs.

## Site Improvements

[BDC 4.2.400](#)

### Parking, Driveways, and Access:

- Required parking areas and driveways must be paved with an approved hard surface. Gravel is not permitted. See [BDC 4.2.400](#).
- Required driveway aprons shall conform to City [Standards and Specifications](#).
- One access point is permitted per lot, except single-family dwellings on corner lots at the intersection of two local streets may have one access point per frontage.
- Access shall be from the lowest classification of street (alley if available).

### Sidewalk and Curbs:

Sidewalks must be installed if sidewalks exist within 600 ft. of the property on the same side of the street; corner lots require ADA-compliant curb ramps. Sidewalks are not required for accessory dwelling units. See [BDC 4.2.400](#).

<b>Street Trees:</b>	Street trees required for multifamily projects must be planted in conformance with <a href="#">BDC 3.2.400</a> .
<b>Street and/or Alley Improvements:</b>	Construction of improvements is dependent on existing improvements adjacent to the property. Street improvements are not required for accessory dwelling units. Refer to <a href="#">BDC 4.2.400</a> for more information.
<b>Water and Sewer Service:</b>	Must meet Oregon code for dwellings. New connections to the public sewer system are regulated by <a href="#">Bend Code Title 15</a> . (Consult a licensed plumber or professional designer/architect to determine if code requirements are met)
If property is <i>not</i> served by City of Bend Water	A will-serve letter is required from the serving water district Call Avion at 541-382-5342 or Roats at 541-382-3029.

## Parking

[BDC 3.3.300](#)

### Minimum On-Site Spaces:

Single-family dwelling	2 spaces
Accessory Dwelling Unit	No parking requirement
Duplex or Triplex	1 space per unit for one-bedroom units 2 spaces per unit with two or more bedrooms
Four or more units	1 space per one-bedroom unit 1.5 spaces per two-bedroom unit 2 spaces per unit with three or more bedrooms

### Minimum Dimensions:

If stall is at 90 degrees:	9 x 20 ft.
If stall is parallel and on private property:	9 x 22 ft.
For stalls parallel on the street:	9 x 24 ft.
For stalls at other angles:	See <a href="#">BDC 3.3.300.E.1</a>

### Minimum Backup Distance for Parking:

24 ft. for perpendicular parking (less for angled parking)  
20 ft. for side entry garages that access a street

Up to 50% of required parking may be on-street if on-street parking credit is permitted (see [BDC 3.3.300](#)).

## Grading and Drainage

[BDC 3.4.500](#)

- Stormwater for a 25-year storm must be contained on-site.
- Drainage facilities should be shown on Site Plans (i.e., swales, detention ponds, flow arrows, etc.)
- Impervious area of 5,000 sq. ft. or greater requires Central Oregon Stormwater Manual report. See [BC 16.15](#).
- Fill lots require compaction reports.

## Affordable Housing

[BDC 3.6.200.C](#)

For affordable housing developments in conformance with [BDC 3.6.200.C](#), the following exceptions may apply:

<b>Maximum Lot Coverage:</b>	Where 50% or more of the dwelling units are deemed affordable, the entire development may develop with 50% lot coverage. See <a href="#">BDC 2.1.700.D</a> .
<b>Maximum Height:</b>	Building height may increase by 10 ft. above the zone district requirement if the units gained by the height increase are affordable housing units. See <a href="#">BDC 2.1.800.B.3</a> .
<b>Parking:</b>	1 on-site space per affordable housing unit. See <a href="#">BDC 3.3.300.D.3</a> .

Maximum Density may be increased up to 150% as follows:

**Maximum  
Density:**

<b>Percent of Affordable Units Based on Maximum Density</b>	<b>Density Bonus</b>
5%	5%
10%	10%
20%	20%
30%	30%
40%	40%
50%	50%

When calculating the number of additional units, fractional units are rounded up to the next whole unit.

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